

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: April 21, 2010 Time: 4:00 p.m.

MEMBERS PRESENT

Frank Mizner, Chair
Randy Carter, Vice Chair
Beth Coons
Chell Roberts
Vince DiBella
Lisa Hudson
Brad Arnett

MEMBERS ABSENT

None

OTHERS PRESENT

John Wesley
Tom Ellsworth
Angelica Guevara
Gordon Sheffield
Lesley Davis
Wahid Alam
Debbie Archuleta
Margaret Robertson

Ruth Nesbitt
Others

Chairperson Mizner declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated April 21, 2010. Before adjournment at 5:02 p.m., action was taken on the following:

It was moved by Boardmember Carter, seconded by Boardmember Roberts that the minutes of the March 23, 2010, and March 24, 2010 study sessions and regular meeting be approved as submitted. Vote: 4 - 0 - 3 (Boardmembers Mizner, Coons, and Arnett abstained).

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember DiBella, seconded by Boardmember Roberts that the consent items be approved. Vote: 7 – 0

Agenda items: Z10-06; Mesa Ranch, Preliminary Plat; Fee Increase

MINUTES OF THE APRIL 21, 2010 PLANNING AND ZONING MEETING

Item: **Z10-06 (District 1)** 945 North Center Street. Located south of Brown Road on the east side of Center Street (1.35± acres). District 1. Rezone from R1-6 to R1-6 HL. This request will establish a Local Historic Landmark Overlay for the Fitch Farmhouse. Ruth Nesbitt, Owner; City of Mesa, applicant.

Comments: This case was on the consent agenda and therefore was not discussed individually.

Chair Mizner stated the Fitch Farm was a very significant property in Mesa. He thanked the Fitch and Nesbitt families for their contributions to Mesa. He stated the home and property were in excellent condition.

Ruth Nesbitt then spoke and stated her parents would be very proud. She thanked Donna Bengel for all of her hard work getting this done.

It was moved by Boardmember DiBella, seconded by Boardmember Roberts

That: The Board recommend to the City Council approval of zoning case Z10-06:

Vote: Passed 7 – 0

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.cityofmesa.org*

MINUTES OF THE APRIL 21, 2010 PLANNING AND ZONING MEETING

Item: **“Mesa Ranch” District 4.** The 1100 to 1200 block of South Stapley Drive (west side) and the 1100 to 1200 block of East Southern Avenue (north side). Located at the northwest corner of Stapley Drive and Southern Avenue. This request will allow a commercial subdivision of existing retail buildings within a group commercial center. Mesa Ranch Plaza, LLC, owners; Sterling Margetts, applicant.

Comments: This case was on the consent agenda and therefore was not discussed individually.

It was moved by Boardmember DiBella, seconded by Boardmember Roberts

That: The Board approve the preliminary plat of “Mesa Ranch” conditioned upon:

1. Compliance with all City development codes and regulations.
2. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. All lots require frontage on a public street.

Vote: Passed 7 – 0

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MINUTES OF THE APRIL 21, 2010 PLANNING AND ZONING MEETING

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

1. Review and make a recommendation on proposed fee modifications

This item was on the consent agenda and therefore was not discussed individually.

It was moved by Boardmember DiBella, seconded by Boardmember Roberts

That: The Board recommend approval of the proposed fee modifications as proposed:

Vote: Passed 7 – 0

2. Review and discuss the Zoning Code Update

Staffmember Gordon Sheffield stated he was going to discuss employment and industrial districts and the in-fill district. Mr. Sheffield explained the PEP designation would remain; however the M-1 would change to LI, Light Industrial; the M-2 would change to GI, General Industrial; and a new designation HI, Heavy Industrial. Mr. Sheffield reviewed each of the districts. The new HI District will focus on heavy industrial uses and not allow as many other uses as the other industrial zones.

PEP will allow standards set primarily by site plan or development guidelines; office parks, research and development, light manufacturing and data processing centers,

Boardmember Carter thought the restrictions on commercial in the industrial districts should be loosened. Mr. Sheffield stated Economic Development wants to protect employment generating areas. Retail does not generate large incomes. Boardmember Carter stated the City should allow more retail because the City needs sales tax. Mr. Sheffield stated the new Code will allow some office uses in residential. He also stated staff has been told there are areas with too much commercial. The balance between residential and jobs is too much residential.

Boardmember DiBella confirmed there is a 50,000 sq. ft. maximum allowed in the industrial zoning districts.

Mr. Sheffield described the new ID Infill Development, Districts. He stated they are based on State Statute requirements and will give the property owner a lot of flexibility.

Mr. Sheffield explained the new ordinance consolidates PAD and DMP into PAD. Can use the PAD for conceptual approval. Once the conceptual approval is established the site would only need to go through Planning and Zoning for Site Plan approval.

Mr. Sheffield explained the changes being proposed with regards to home occupations. Clearly incidental to residential use. Cannot have a detrimental impact on neighbors. Cannot have on site delivery or purchase of items; car repair; storage outside or inside; manufacturing of products that are hazardous material.

MINUTES OF THE APRIL 21, 2010 PLANNING AND ZONING MEETING

Chair Mizner asked if the Code addresses trucks used for occupations. Mr. Sheffield stated they cannot have any employee vehicles, commercial vehicles or multiple vehicles.

Mr. Sheffield stated staff is proposing to prohibit churches in downtown core district. The downtown is trying to become an entertainment destination. Churches prohibit alcohol sales with a set distance. Mr. Sheffield stated the two existing churches would be grandfathered.

Boardmember Carter suggested for future review of chapter 22 there should be a discussion of SRP trimming of trees.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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